

EST 1770



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## Unit 3 Holt House Business Centre

Rent £12,000 Per Annum Plus VAT

- Office accommodation extending to approximately 112m<sup>2</sup> (1,208 sq.ft.) NIA
- Suitable for alternative uses (subject to planning)
- Good road profile and close to town centre
- Car parking facilities to the front and rear

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



## LOCATION

The property is situated off Cherry Holt Road. From Bourne town centre, turn onto Spalding Road (A151) and proceed for approximately 1 mile. Turn right onto Cherry Holt Road and Holt House Business Centre is located on the left (east) side of the road after approximately 100 meters.

## DESCRIPTION

The two storey, terrace office building fronts directly onto Cherry Holt Road and occupies a prominent position. The unit includes front and rear entrance doors with kitchenette and WC facilities on the ground floor. It benefits from parking facilities for three cars to the front of the premises with additional car parking facilities to the rear.

The building is currently used for offices purposes although interested parties are encouraged to contact South Kesteven District Council to confirm whether their intended use complies with the current Planning Permission.

## ACCOMODATION

Main Office:	7.97m x 6.61m overall
Rear Lobby:	1.98m x 1.64m plus 0.97m x 1.58m
WC:	1.98m x 1.47m
WC:	0.89m x 1.44m
Kitchenette:	1.98m x 1.65m including range of base and wall mounted units, kitchen sink and Drainer and space for appliances.

## FIRST FLOOR:

The first floor of accommodation is currently subdivided into three offices although it measures approximately 10.07m x 6.6m overall. There is an area taken up by the stairwell, so the usable space extends to approximately 63.08m<sup>2</sup> (679 sq. ft.) overall.

## TERMS

- The unit is offered To Let on a new lease.
- The minimum lease term would be a six-year lease with a break clause at the end of the first and third year.
- The lease will be contracted out of the Security of Tenure Provisions under The Landlord and Tenant Act 1954 – subsections 24-28.
- The Tenant will be responsible for internal repairs and for reimbursing the Landlord for the cost of the building's insurance.
- The asking rent is £12,000 per annum plus VAT at the standard rate. Rent is payable quarterly in advance.
- One quarters rent will be required to be paid as a deposit (plus VAT).
- The rent will be reviewed at the end of the third year.

## RATES

The Tenant will be responsible for all utility bills, normal outgoings and the payment of all business rates. The water will be recharged by the Landlord at the rates used by Anglian Water twice a year.

## LEGAL COSTS

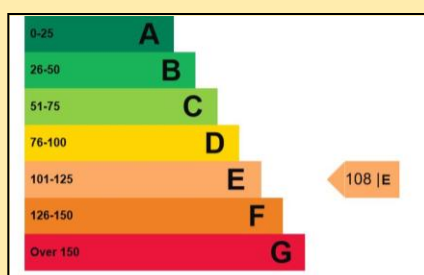
The Tenant will be responsible for a proportion of the Landlord's legal costs. More information is available upon request but this will be capped at a maximum contribution of: Amount TBC.

## OPERATION:

The site can be accessed 24 hours a day although the hours of operation are limited to 6am to 9pm, six days a week (Monday to Saturday inclusive).

## ALARM:

There is a security alarm system fitted to the building. The Tenant will be responsible for maintaining the alarm.



**SERVICES** The unit has the benefit of mains electric, water and foul drainage. The premises is heated by a number of electric heaters.

#### **PARTICULARS CONTENT**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### **ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

#### **APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

#### **Ref: 14559**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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